

RECORDING REQUESTED BY:

City of San Leandro
Planning Services Division
835 East 14th Street
San Leandro, California 94577



2019125215

07/01/2019 02:21 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK
RECORDING FEE: 102.00



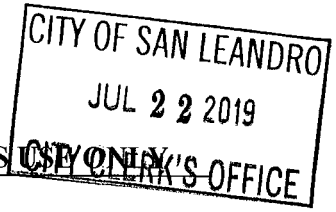
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WHEN RECORDED MAIL TO:

Leticia I. Miguel, City Clerk
City of San Leandro
835 East 14th Street
San Leandro, California 94577

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THIS SPACE FOR RECORDER'S USE ONLY'S OFFICE



DECLARATION OF RESTRICTIVE COVENANT AFFECTING REAL PROPERTY

15321 Edgemoor Drive, Assessor's Parcel Number 080G-1303-007-0

I (We), Phung Huu L ("Owner(s)"), hereby place a restrictive covenant on the property ("Property") described below, that restricts the use of the Property for a specific land use activity. The land use restrictive covenant placed on the Property shall run with the Property and thus impose restrictions on all future owners and tenants unless a Notice of Release is executed and recorded by the City of San Leandro ("City").

CONDITIONS OF USE OF STRUCTURES

NOW THEREFORE, in consideration of the mutual benefits, promises and agreements set out herein, the parties agree as follows:

1. The parties hereto agree that execution of this Declaration by Owner and City entitles owner to construct a detached accessory dwelling unit (ADU) in the rear portion of a residential single-family lot, as approved by Permit Number **PLN19-0041**.
2. Owner agrees that either the existing residence or the described accessory dwelling unit shall be owner-occupied by the legal deeded owner.
3. Owner agrees that the existing residence and the accessory dwelling unit shall remain on one single deeded lot and shall not be subdivided nor separately assessed for property tax purposes.
4. Owner agrees that there shall be no rental of the accessory dwelling unit for terms shorter than 30 days.
5. Owner agrees to allow the City, at any reasonable time and upon reasonable notice, to inspect the premises for compliance with this agreement.

The use of said property contrary to these special restrictions shall constitute a violation of the Zoning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Enforcement Official of the City of San Leandro, except that in the event that the zoning standards are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the Zoning Code; this document would no longer be in effect and would be null and void.

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The restrictive covenant described in this Agreement shall run with the land and shall be fully applicable and enforceable as to owners, assigns and successors in interest.

The Property affected herein is described as: Lot 7, Recorded in Book 80 of Map Page 1303, of Tract 968 of Alameda County, City of San Leandro, California.

ACKNOWLEDGEMENTS

Huu Le Phung
Signature of Property Owner or Agent

Print Name: HUU LE PHUNG Dated: 7-01-2019
AKA Phung Huu L.

Signature of Property Owner or Agent

Print Name: _____ Dated: _____

A notary public or officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,
County of Alameda

On 7/1/2019 before me, Ping Chang Li, Notary Public, personally

appeared Huu Le Phung,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

